

SIKKIM



GOVERNMENT

GAZETTE

**EXTRAORDINARY
PUBLISHED BY AUTHORITY**

Gangtok

Saturday 29th November 2025

No. 449

**GOVERNMENT OF SIKKIM
URBAN DEVELOPMENT DEPARTMENT
GANGTOK**

No: 25/UDD/2025

Dated: 25/11/2025

NOTIFICATION

In exercise of the powers conferred by section 17 of the Sikkim Allotment of House Sites and Construction of Building (Regulation and Control) Act, 1985, (Act No. 11 of 1985), the State Government hereby makes the following regulations further to amend the Sikkim Building Construction Regulations, 1991 namely:

**Short title
extent and
commencement**

1. (1) These regulations may be called the Sikkim Building Construction (Amendment) Regulation, 2025.
- (2) They shall extend to all the notified areas in Sikkim.
- (3) They shall come into force at once.

**Amendment of
Regulation 3.**

2. In the Sikkim Building Construction Regulations 1991, hereinafter referred to as the "said regulations", in regulation 3, in sub-regulation (1) after clause (h) the following clause shall be inserted, namely:-
 - " (1) (i) "Architect" means a person holding a graduate degree in Bachelor of Architecture from any institute recognized by the Council of Architecture (COA) and has his/her name entered in the register of COA for the time being, with a valid COA Registration number.
 - (j) "Empanelled Architect" – means a person empanelled by the Authority as per terms and conditions notified by the Government from time to time, as an authorized person to sanction building plans of residential buildings up to 6m in height and for plot sizes upto 60 sq.m. forming part of any approved lay-out plan and for commercial buildings up to 9m in height and for plot sizes upto 90 sq.m.

- (k) "Licensed Architect/ Town Planner/ Engineer" - means a qualified professional who has been registered with the Urban Development Department or a Municipality or any other local body or Rural Development Department as per the qualification and competence given in the notification by the Government from time to time and therefor possess the license to provide professional services in Building construction.
- (l) "Rooftop photovoltaic power station, or Rooftop Photo Voltic (PV) system", is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories.
- (m) "Zero Waste" is a concept of waste management and planning approaches that emphasize waste prevention as opposed to end waste management. This means restructuring production and distribution systems, designing and managing products and processes to systematically follow the 3R rule of Reduce, Re-use and Re-cycle the volume of waste, to conserve and recover all used resources, and therefore eliminating all discharges to landfills, and prevent air, water and land pollution.

Amendment of Regulation 17.

3. In the said regulation 17, for the existing sub-regulation (iii) and the entries relating thereto, the following shall be substituted, namely; -
- "(iii) in case of building coming up in the periphery and proximity of notified Heritage areas, notified transit corridors, notified areal ropeway corridors and areas designated for public use (which may also include helipads, airports or any similar areas.), the height shall be as notified from time to time by the concerned authority or Department irrespective of the approval given if any, in the Blue Print Plan."

Amendment of Regulation 21.

4. In the said regulation, in regulation 21, after sub-regulation (5) and the entries relating thereto, the following sub-regulations shall be inserted, namely :-

"(6) Green Buildings and Sustainability Provisions:

- (a) **Environmental conditions:** For development of plots of size ranging above 2000 sqft the following norms are to be followednamely; -

Sl. No.	Aspect	Environmental conditions
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.

2	Water conservations – Rain Water Harvesting and Ground Water Recharge	The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply
		The unpaved area shall be more than or equal to 20% of the recreational open spaces.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
4	Energy	In common areas, LED/ solar lights must be provided.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.
		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.
6	Green Cover	A minimum of 1 tree for every 80 sqm. of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.

(b) Provisions and applicability:

The approval of building plans shall be subjected to the fulfilment of provisions of water conservation and management, energy efficiency waste management and energy utilization as are given in the table below, namely;-

Table 1: Provision for various plot sizes (Residential uses) shall be as follow namely; -

Green Building Provisions		Area in Sq. Ft.					
		Residential Plots					Group housing
		Upto 2700	Above 2700 upto 5400	Above 5400 upto 10000	Above 10000 upto 50000	Above 50000	As per Govt. policy
Water Conservation and Management	Rain Water Harvesting						
	Low Water Consumption Plumbing Fixtures						
	Waste Water Recycle Reuse						
	Reduction of Hardscape						
Solar Energy Utilization	Installation of Solar Photo voltaic Panels						
	Installation of Solar Assisted Water Heating Systems						
Energy Efficiency (Concept of passive solar design of buildings)	Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances)						

	Energy Efficiency in HVAC systems.				
	Lighting of Common areas by Solar energy/ LED devices.				
Waste Management	Segregation of Waste				
	Organic Waste Management				

Note: The shaded boxes indicate that the provision is applicable for a plot.

Table 2: Provision for various plot sizes (Non-Residential uses) shall be as follows namely;-

Green Building Provisions		Area in Sq. Ft.				
		Non - Residential Plots				
		Upto 2700	Above 2700 upto 5400	Above 5400 upto 10000	Above 10000 upto 50000	Above 50000
Water Conservation and Management	Rain Water Harvesting					
	Low Water Consumption Plumbing Fixtures					
	Waste Water Recycle Reuse					
	Reduction of Hardscape					
Solar Energy Utilization	Installation of Solar Photo voltaic Panels (detailed at clause (d) below)					

	Installation of Solar Assisted Water Heating Systems				
Energy Efficiency (Concept of passive solar design of buildings)	Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances)				
	Energy Efficiency in HVAC systems.				
	Lighting of Common areas by Solar energy/ LED devices.				
Waste Management	Segregation of Waste				
	Organic Waste Management				

Note: The shaded boxes indicate that the provision is applicable for a plot.

(c) Energy efficiency:

- (i) The provisions of the Sikkim Energy Conservation Building Code Rules, 2020 shall be applicable to the buildings/ areas in accordance with the notification issued by the Government vide No. 30/SSDA/P/2017-18/1434 dated 09.09.2020 and any other codes notified or amended by the Government from time to time.
- (ii) The Government of Sikkim, vide notification No: 12/Home/2015 dated 09/03/2015, in order to address the environmental need for energy efficient and sustainable construction, has made it mandatory for all Government, Semi – Government structures in the state (Residential, Non- residential, Health care, Institutional, Industrial, Recreational etc.) including these belonging to autonomous bodies like Boards, Corporations, Companies and Public Sector Undertakings (PSUs) to conform to minimum three (3) stars GRIHA (Green Building for Integrated Habitat Assessment) rating for propagating sustainable development in the state.

(iii) An incentive of additional Floor Area Ratio of five percent (5%) for Three Star or Bronze or Silver rated building, seven and half percent (7 ½ %) for Four Star or Gold rated building and ten percent (10%) for Five Star or Platinum rated building, free of cost with hundred percent exemption of building scrutiny fee shall be permissible on submission of Green Building Certificate from the following agencies with rating duly verified by rating agencies, namely; -

- (a) Buildings granted Three Star or Four Star or Five Star rating by Green Rating for Integrated Habitat Assessment (GRIHA); or
- (b) Buildings granted Bronze or Silver or Gold or Platinum rating by Leadership in Energy and Environmental Design (LEED); or
- (c) Buildings granted Bronze or Silver or Gold or Platinum rating by Indian Green Building Council (IGBC); or
- (d) Buildings granted Three Star or Four Star or Five Star rating; or Bronze or Silver or Gold or Platinum by any other agency certified by Government of India. However, in case the owner/applicant fails to submit maintenance certificate after a period of every three years from the rating agencies Green Rating for Integrated Habitat Assessment (GRIHA)/ Leadership in Energy and Environmental Design (LEED)/ Indian Green Building Council (IGBC)/ or any other agency certified by Government of India, the defaulter can be penalized equivalent to five (5) times the collector rate of land proportional to the five (5%) additional Floor Area Ratio availed and Building scrutiny fee shall be recovered along with twelve (12%) rate of interest from the date of the approval of building plans.

(d) Roof Top Solar Energy Installation:

Rooftop photovoltaic power station, or Rooftop Photo Voltaic (PV) system", is a photovoltaic system that has its electricity-generating solar panels mounted on the rooftop of residential or commercial buildings. The various components of such a system include photovoltaic modules, mounting systems, cables, solar inverters and other electrical accessories.

Installation of Photovoltaic system on roof of any type of buildings having area greater than 2700sq.ft. or minimum 5% of connected load or 20w/sq. ft for "available roof space", whichever is less.

No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system, namely: -

- (i) Hospitals and Nursing Home.

- (ii) Hotels, Lodges, Guest Houses, Group Housing with a plot area of 4000 sq m.
- (iii) Hostels of Schools, Colleges and Training Centers with more than 100 Students.
- (iv) Barracks of armed forces, paramilitary forces and police.
- (v) Individual residential buildings having more than 150 sq m. plinth area.
- (vi) Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- (vii) Community Centers, Banquet Halls, Barat Ghars, Mangal Karyalayas and buildings for similar use.

(e) Sustainable Waste Management:

Zero Waste" is a concept of waste management and planning approaches that emphasize waste prevention as opposed to end waste management. This means restructuring production and distribution systems, designing and managing products and processes to systematically follow the 3R rule of Reduce, Re-use and Re-cycle the volume of waste, to conserve and recover all used resources, and therefore eliminating all discharges to landfills, and prevent air, water and land pollution.

Zero Waste/ land-fill can be achieved by adopting systematic approach of segregation at source by planning, by collection facilitation and most importantly by creating public awareness. The green waste can be converted into fuel cakes, kitchen waste into manure, construction and demolition waste into bricks, plastic waste into oil, paper, glass and steel back into the same and all residual inert materials can also be converted into bricks. Achieving zero land-fill is more conveniently possible, if the following criteria as met namely:

- (a) The collection is made from house to house and some segregation is done at household level and
- (b) Separate wet and dry bins must be provided at the ground level.
- (c) The recycling is done at decentralized, say, ward or even lower levels.

(f) Sustainability of Building Materials:

Sustainability of natural resources for building materials shall be ensured through conservation of available natural resources and use of supplementary materials such as industrial/agricultural by-products, renewable resources, factory made building components and recycled construction and demolition waste.

Supplementary building materials (derived or processed waste) shall be suitably used in combination with conventional resources offers dual advantages in purview of health and environmental benefits. Use of Factory made pre-fab/pre-cast and recycled components with Green benefits:

- (a) Panels, hollow slabs, hollow blocks—etc. - conservation of materials, less water requirement.
- (b) Fly Ash bricks, Portland Pozzolana cement, Fly ash concrete, phospho-gypsum based walling and roofing panels, particle wood – recycled use of industrial/ agricultural by-products.
- (c) Fly ash/ AAC (Autoclaved aerated light weight concrete) panels/ CLC (Cellular light weight concrete) panels- ensures thermal comfort (significant reduction in air conditioning requirement)
- (d) Use of bamboo and rapidly growing plantation timbers- environmental benefits.

Local materials are generally suitable for prevailing geo-climatic conditions and have advantage of low transportation cost and time. Sustainable use of building materials shall be encouraged which may combine certain mandatory provisions and incentives.

”

**Jitendra Singh Raje, IAS
Commissioner-cum-Secretary
Urban Development Department
Government of Sikkim
File No. T(2147)TP/E/UDD/23**